

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: _____

GF No. _____

Name of Affiant(s): Terry Wayne Martin,

Address of Affiant: 276 Patterson Rd, Smithville, TX 78957-5067

Description of Property: S5375 - Boyd Acres, Lot 2, ACRES 10 and BOYD ACRES, LOT 1, ACRES 9.4950

County Bastrop, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since May 26, 2010 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): 1) MOVED PORTABLE BUILDING CLOSE TO HOT TUB
2) INSTALLED ROCK WALKWAY AND PAVED STONE PATIO
3) FENCED PERIMETER AND REMOVED CROSS FENCE REMNANTS
4) ADDED A PATIO COVER ON BACK PATIO

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

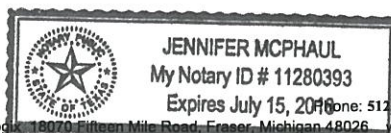
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Terry Wayne Martin
Terry Wayne Martin

SWORN AND SUBSCRIBED this 2 day of March, 2017

Notary Public [Signature]

(TAR-1907) 02-01-2010



SINGLE TREE RANCH
205.40 ACRES
(VOL.618, PG.298)

RADIUS = (41.41')
ARC = 65.04'
CH = N 33°00'21" W, 58.56'
(N 33°08'0" W, 58.56')

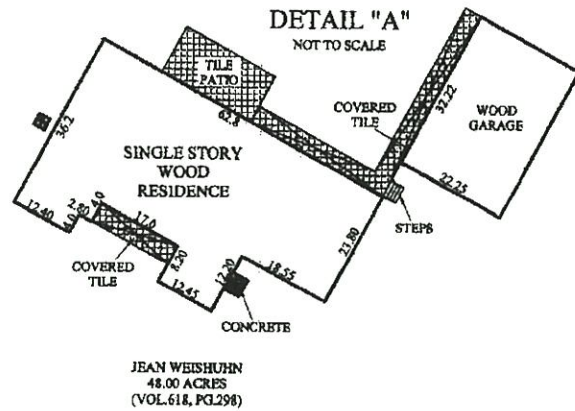
MEDUANA ROAD
(CALLED COUNTY ROAD 306 PER PLAT, 52.5' R.O.W.)

LOT 1
9.492 ACRES

LOT 2
10.00 ACRES

PATTERSON ROAD
(CALLED COUNTY ROAD 306 PER PLAT, 52.5' R.O.W.)

DETAIL "A"
NOT TO SCALE



- LEGEND**
- 1/2" ROD FOUND
 - 1/2" ROD SET
 - WIRE FENCE
 - BL. BUILDING LINE
 - PUB. PUBLIC UTILITY RIGHT
 - () RECORD INFORMATION
 - UTILITY POLE
 - DOWN GUY
 - OH OVERHEAD UTILITY LINE(S)
 - WM WATER METER
 - ER ELECTRIC RISER
 - SEPTIC
 - AC AIR CONDITIONER
 - ON INSIDE OF SUBJECT BOUNDARY
 - OFF OUTSIDE OF SUBJECT BOUNDARY



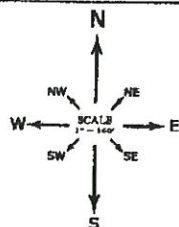
TO THE LIEB HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
ALAMO TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THIS REFERENCED TITLE COMMITMENT

RESTRICTIONS

SUBJECT TO RESTRICTIONS AS PER PLAT IN CAB. 2, PG. 335A
SUBJECT TO AN ELECTRIC LINE EASEMENT OF UNSPECIFIED WIDTH TRAVERSING LOT 1 IN A NORTH-SOUTH DIRECTION AS PER PLAT IN CAB. 2, PG. 335A.
SUBJECT TO BUILDING SETBACK LINES AS PER PLAT IN CAB. 2, PG. 335A
SUBJECT TO A 30' ACCESS EASEMENT TRAVERSING LOT 2 IN VOL. 1366, PG. 509

LEGAL DESCRIPTION

LOTS 1 AND 2, BOYD ACRES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 2, PAGE 335A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS



ALLSTAR
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9020 ANDERSON MILL RD
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F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48021C0525E PANEL: 0322 DATED 1-19-2006
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT

ADDRESS

TODD R. JOHNSON AND
DANELLE R. JOHNSON
276 PATTERSON ROAD
SMITHVILLE, BASTROP COUNTY, TEXAS

SURVEY DATE:	MAY 26, 2010	FILED BY:	REX NOWLIN	05/25/2010
TITLE CO:	ALAMO TITLE COMPANY	CALC. BY:	EDWARD RUMSBY	05/26/2010
O.F. NO.:	ATA-76-25-AT1007252	DRAWN BY:	DAMIAN SMITH	05/26/2010
JOB NO.:	AG507110	RLS CHECK:	EDWARD RUMSBY	05/26/2010